



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 12, 2014  
1406-DP-19 & 1406-SIT-09  
Exhibit 1

**Petition Number:** 1406-DP-19 & 1406-SIT-09

**Subject Site Address:** 18250 North Union Street

**Petitioner:** Westfield-Washington School Corporation

**Request:** Petitioner requests Development Plan and Site Plan review for a stadium facility and related improvements.

**Current Zoning:** GB-PD (General Business-Planned Development)

**Current Land Use:** Institutional: Public High School

**Approximate Acreage:** 77 acres +/- (High School Campus)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Building Elevations
5. Lighting Plan
6. Landscape Plan
7. Colored Renderings

**Zoning History:**

95-AP-7	Original Development Plan
97-V-23	Variance to allow increased signage
99-V-13	Variance to allow pole sign
0201-DP-01	Building expansion DP
0408-DP-33	Building expansion DP
0409-VS-24	Variance to reduce parking stall size
0902-DP-03 & 0902-SIT-03	Building expansion
1303-DP-04 & 1303-SIT-02	Locker Room

**Staff Reviewer:** Andrew Murray, Associate Planner

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**Procedural**

Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any applicable PUD Ordinance, any variances associated with the site, and any commitments associated with the site.

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## **PROJECT OVERVIEW**

### **Project Description**

The proposal is for the development of a new stadium, and related improvements, located on the Westfield-Washington School Corporation's High School campus. The stadium is proposed to be located between the existing high school building and US Highway 31 (see **Exhibit 2**). The new construction proposed in this phase of the project includes the following:

- An artificial turf field
- A nine (9) lane running track and associated track equipment
- Stadium lights
- Concession and restroom building
- Home stands
- Visitor stands
- A two-story press box
- Four (4) independent ticket booths
- Fencing around the field and track (4' tall)
- Fencing around the entire stadium (6' tall)
- Concrete pavement in all areas within the perimeter fencing

### **Since the Public Hearing**

#### **Signage**

The approval of this Development Plan does not include the approval of any signage illustrated on the submitted plans. Signs requiring sign permits are reviewed and approved administratively by the Economic and Community Development Department.

The petitioner has indicated a desire to install an electronic wall sign on the back of the proposed press box structure which would overlook US Highway 31. Presently, such sign is prohibited per the Westfield-Washington Township Zoning Ordinance, per WC 16.08.010. However, it is likely that the City Council Committee on Ordinance Revision will be evaluating the City's sign regulations applicable to electronic signage in the near future. Until such discussion and policy direction occurs, it is unlikely that such signage would be permitted.



### Home Grandstand

By definition of the Westfield-Washington Township Zoning Ordinance, the proposed grandstands are considered buildings; therefore, the applicable building material requirement is applied to the proposal. All facades visible from a public street, in this proposal US Highway 31, shall be in compliance with the following building material requirement (WC 16.04.165.D.3.f):

- 1) All brick; or
- 2) Two (2) or more building materials, provided the primary material had to be at least 60% brick or EIFS.

Following a complete review of the proposed building elevations, the home grandstand was determined to be in noncompliance with the abovementioned requirement. As outlined in the "Staff Comments" section of this report on pages 6 and 7, the petitioner has applied for the appropriate variance of development standard from the Westfield Board of Zoning Appeals (the "BZA") to address this nonconformity.

### **DEVELOPMENT PLAN REVIEW COMMENTS**

#### **Development Plan Review (WC 16.04.165)**

#### **1) Zoning District Standards: (*Business District Standards (WC 16.04.050)*)**

##### **a) General Requirements: (*WC 16.04.050(A)*):**

Comment: Development Plan complies.

##### **b) GB-PD District Specific Standards: (*WC 16.04.050(H)*)**

- i) Minimum Frontage Required on Street of Primary Access: 660 feet
- ii) Minimum Setback Lines:
  - (1) Front Yard: 60 feet
  - (2) Side Yard: 15 feet
  - (3) Rear Yard: 20 feet
- iii) Minimum Lot Width at Building Line: None
- iv) Minimum Number of Structures: None
- v) Minimum Size of Structures: None

Comment: Development Plan complies.

- 2) **Overlay District Standards:** Not applicable. The subject property is located within the U.S. Highway 31 Overlay District (the “Overlay”); however, the proposed structures and related improvements are exempt from the Overlay because the school was in existence when the Overlay was established (*WC 16.04.070(9)*).
- 3) **Subdivision Control Ordinance:** Not applicable. No subdivision is being proposed.
- 4) **Development Plan Review Standards:** (*WC 16.04.165(D)(3)*)
- a) **Site Access and Site Circulation:**
- i) **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.  
**Comment:** No new site access locations are being proposed.
- ii) **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.  
**Comment:** Development Plan complies.
- iii) **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.  
**Comment:** Development Plan complies.
- b) **Landscaping:** (*WC 16.06 et seq.*)  
**Comment:** Landscape Plan complies.
- c) **Lighting:** (*WC 16.07 et seq.*)  
**Comment:** Photometric Plan complies.
- d) **Signs:** (*WC 16.08 et seq.*) Any proposed sign(s) shall comply with the Zoning Ordinance. If the sign requires a sign permit, then it will be reviewed by the Department at that time.
- e) **Building Orientation:**
- i) **Standard:** Each building façade visible from a public street or to an adjoining Residential District shall be a finished façade.  
**Comment:** Not Compliant. The petitioner has applied for a development standard variance in order to address this issue. Please see Staff Comments section.
- ii) **Standard:** No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.  
**Comment:** Development Plan complies.

- iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

Comment: Development Plan complies.

- iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: Development Plan complies.

f) **Building Materials:**

- i) Standard: In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

Comment: Not Compliant. The petitioner has applied for a development standard variance in order to address this issue. Please see Staff Comments section.

- ii) Standard: The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

Comment: Development Plan complies.

5) **Comprehensive Plan Compliance**: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Plan in the Comprehensive Plan identifies the high school campus as "Employment Corridor". Although the Comprehensive Plan does not specifically address the school, it does note that appropriate land uses for the corridor are "institutional uses that are subordinate to and supportive of the office and service uses". The existing school campus and proposed buildings and stadium meet many of Comprehensive Plan's development policies for this corridor, including, but not limited to: (i) Encourage building materials and colors that are appropriate to the setting; and (ii) Encourage building design, height, scale, and mass that is appropriate to the surrounding area.



- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.  
Comment: No new site access locations are being proposed.
- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development  
Comment: No new site access locations are being proposed.
- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development  
Comment: Compliant
- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.  
Comment: No new site access locations are being proposed and the existing interior drives are being utilized.
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### **STAFF COMMENTS**

The submitted plans for 1406-DP-19 & 1406-SIT-09 are compliant with the exception of the building materials on the west facade of the home grandstand facing US Highway 31. It is recommended that the Advisory Plan Commission do the following:

#### **Recommended Option:**

Approve the Development Plan petition with the following conditions:

1. Final approval of the building materials on the west façade of the home grandstand is delegated to the Economic and Community Development Department (the "Department"). (NOTE: If the petitioner is successful in obtaining a development standard variance from WC 16.04.165.D.3.f ("Variance Petition") for the building materials on the west façade of the home grandstand, the submitted elevation plans as included in the application will be approved by the Department. If the Variance Petition is not approved, then the petitioner's elevation plans would need to be revised and no staff approval could be granted unless such plans comply with the standards set forth in WC 16.04.165.D.3.f.



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2. All necessary approvals and permits are obtained from the Westfield Public Works Department, the Hamilton County Surveyors Office and all applicable utility agencies prior to the issuance of an improvement location permit.

Alternative Option:

Continue the Development Plan petition until after the BZA has acted on the Variance Petition.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).